



W R I G H T
M O L O N G L O V A L L E Y

WRIGHT – STAGE 1 HOUSING DEVELOPMENT GUIDE

VERSION 6 – MAY 2012



ACT
Government
Economic Development



Land
Development
Agency

CANBERRA FIRST

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1. INTERPRETING THIS GUIDE

1.1 DEFINITIONS

In this Housing Development Guide the following terms have the following meaning unless the context indicates otherwise:

ActewAGL means a joint venture company that owns, operates and maintains the electricity and gas services, and operates and maintains the water and sewage services on behalf of ACTEW Corporation Limited (ACN 069 381 960).

ACTPLA means the Australian Capital Territory Planning and Land Authority.

Block means a residential block of land within the Stage.

Block Details Plan means the Block Details Plan at Attachment B of this Housing Development Guide.

Block Fill Plan means the Block Fill Plan at Attachment C of this Housing Development Guide.

Buyer means the Buyer specified in the Contract.

Code means a code in the Territory Plan.

Compliance Bond means the \$5,000 bond referred to in Section 5.3 of this Housing Development Guide.

Compliant means (in relation to the Buyers plans and specifications referred to in Section 5 of this Housing Development Guide) that the Buyer's plans and specifications satisfy all of the Mandatory Requirements.

NOTE to Buyers: The LDA's endorsement of the Buyers plans and specifications as Compliant means only that they comply with the Mandatory Requirements. The LDA's endorsement does not constitute an approval for building or development. The LDA's endorsement does not mean that the plans and specifications comply with the Territory Plan or with any requirement of ACTPLA or any other relevant authority, or that any necessary building or development approval will be given (whether with or without amendment of the plans and specifications).

Concept Plan means a concept plan in the Territory Plan.

Contract means a Contract for Sale of a Block between the LDA and the Buyer.

Crown Lease means:

- (a) a Standard Lease being a lease that is not subject to the provisions of the *Land Rent Act 2008* (ACT) and that will be granted by ACTPLA on behalf of the Commonwealth of Australia in a form similar to the Specimen Lease marked "Specimen Standard Lease" at Attachment E to this Housing Development Guide; or
- (b) a Land Rent Lease being a lease subject to the provisions of the *Land Rent Act 2008* (ACT) and that will be granted by ACTPLA on behalf of the Commonwealth of Australia in a form similar to the Specimen Lease marked "Specimen Land Rent Lease" at Attachment E to this Housing Development Guide.

Deposited Plan has the same meaning as in the *Districts Act 2002* (ACT).

Estate means the estate specified on the front page of this document.

Heritage Register means the interim heritage places register or the heritage places register defined in the *Heritage Act 2004* (ACT).

LDA means the Land Development Agency.

Mandatory Requirements means the mandatory sustainability and design control requirements set out in Sections 5.2 and 5.3 of this Housing Development Guide.

Operational Acceptance means that the Works are complete to the satisfaction of TAMS, ActewAGL and the LDA.

Recommended Requirements means the recommended sustainability and design control requirements set out in Sections 5.2 and 5.4 of this Housing Development Guide.

Settlement means when the Contract is completed and a Crown Lease is granted to a Buyer for the Block substantially in the form of the applicable Specimen Lease.

Specimen Leases means the Specimen Land Rent Lease and the Specimen Standard Lease at Attachment E of this Housing Development Guide.

Stage means the Blocks comprising the stage of the Estate specified in section 4.1 of this Housing Development Guide.

Structure Plan means a structure plan in the Territory Plan.

TAMS means the Department of Territory and Municipal Services.

Territory means the body politic established by section 7 of the *Australian Capital Territory (Self-Government) Act 1988* (Cth).

Territory Land means land that has not been leased under the *Planning and Development Act 2007* (ACT) and is under the control of the Territory, including public open spaces.

Territory Plan means the *Territory Plan 2008*.

Utility Provider means the providers of utilities to Blocks including, but not limited to, water, gas, electricity and sewerage.

Works means the works that the LDA is required to undertake in order to comply with any development approval in relation to, and obtain Operational Acceptance for, all or part of the Stage.

Wright Sustainability and Design Controls means the LDA initiative requiring Buyers of land in Wright to comply with the "Wright Sustainability and Design Controls".

Wright Sustainability and Landscape Rebate Offer means the LDA initiative to encourage Buyers of land in Wright to undertake additional sustainability and landscaping initiatives.

1.2 INTERPRETATION

In this Housing Development Guide:

- a reference to the LDA or to the Buyer includes the executors and administrators of any of them if an individual and the successors of any of them if a corporation;
- the singular includes the plural, and vice versa;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the same meaning as in the *Legislation Act 2001* (ACT);
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it;
- headings are inserted for convenience only; and
- if there is more than one Buyer the obligations which they undertake bind them jointly and individually.

2. INTRODUCTION TO THIS GUIDE

2.1 GENERAL

This Housing Development Guide has been prepared by the LDA to provide further conditions for the development of Blocks within the Stage of the Estate.

2.2 WARNINGS AND DISCLAIMERS

This Housing Development Guide must be adhered to and should be read in conjunction with the Contract and all applicable laws including the reference material referred to below in section 2.3 of this Housing Development Guide.

This Housing Development Guide does not replace or fully represent the codes, conditions, legislative and regulatory requirements or the terms and conditions set out in the Contract. However compliance is mandatory under the Contract.

Buyers should:

- make their own independent enquiries and satisfy themselves as to the accuracy of the information provided;
- seek their own legal, financial, development and other advice including the interpretation of legislation, regulations, the Specimen Leases at Attachment E to this Housing Development Guide, Territory policies, planning constraints, etc, which apply to or in any way effect any Block being offered for sale by the LDA;
- pay special attention to the warnings expressed in this Housing Development Guide regarding the accuracy and limitations of the information provided;
- be aware of the location, nature and extent of any fill on a Block;
- be aware of any additional construction requirements due to Bushfire Mitigation Measures being required for blocks located in a Home Asset Protection Zone; and
- be aware of the mandatory and recommended sustainability requirements described in Section 5 of this Guide.

The Territory and the LDA disclaim all liability (including liability for negligence) in respect of:

- the information provided in this Housing Development Guide including attachments; and
- any matter contained in the Block Fill Plans at Attachment C of the Housing Development Guide or the existence of regrading, fill or other disability on any land within the Estate, whether caused by the Commonwealth of Australia, the LDA, its agents or servants, previous owners or occupants or otherwise.

2.3 REFERENCE MATERIAL

Buyers must comply with the following:

- *Territory Plan 2008*;
- *Coombs and Wright Concept Plan*;
- *Planning and Development Act 2007* (ACT); and
- *Planning and Development Regulation 2007* (ACT).

In particular, Buyers should familiarise themselves with any Codes, Structure Plans and Concept Plans relevant to the Estate included in the Territory Plan.

The reference material can be obtained online through:

- the ACTPLA website www.actpla.act.gov.au – search Territory Plan 2008; or
- the ACT Legislation Register: www.legislation.act.gov.au

Information about the reference material can also be obtained in person from:

ACTPLA

Address: Ground Floor South
Dame Pattie Menzies House
16 Challis Street
Dickson ACT 2602

Telephone: (02) 6207 1923

3. STANDARD SERVICING CONDITIONS AND ADVICE

3.1 SERVICES

3.1.1 SERVICE EASEMENTS

Easements for water, electricity, gas and other services will be depicted on Deposited Plans which will be available prior to the grant of the Crown Lease to the Buyer.

The indicative locations of easements are located in the Block Details Plan at Attachment B of this Housing Development Guide. Buyers should also be aware of Utility Access Requirements referred to in Section 3.1.2 of this document.

Buyers should make their own enquiries and obtain their own legal advice in relation to the location of service easements over Blocks and their obligations with respect to erecting buildings or structures on, over or under an easement or proposed easement.

Information in relation to the location of service easements may be obtained from:

“Dial Before You Dig”

Telephone: 1100

Website: www.1100.com.au

Buyers should be aware of Part 8 of the *Utilities Act 2000* (ACT) which prohibits persons from interfering with utility services and infrastructure without the responsible Utility Provider’s authority to do so. Repairs may be carried out by a Utility Provider at a Buyer’s cost.

3.1.2 UTILITY PROVIDER ACCESS REQUIREMENTS

Buyers must comply with the service access requirements of Utility Providers and as required by law. A service access is a space required by a Utility Provider to have access to, or protect and maintain, their utility infrastructure.

Some of these service access requirements are described below however Buyers should make their own enquiries and obtain their own legal advice in relation to the service access requirements on their Blocks.

Buyers should contact Utility Providers in relation to any proposed fencing which crosses a service access space.

Buyers must comply with the service access requirements set out in the *“Residential Subdivision Development Code”* of the Territory Plan and ActewAGL’s *“Water and Sewerage Service and Installation Rules”*.

If a hydraulic service is close to part of a proposed building then special provisions may apply to the nearby foundations. Details related to construction (including tree planting) in the vicinity of stormwater easements, are contained in the TAMS document titled *“Construction in the Vicinity of Stormwater Easements”*, which is available on TAMS website, www.tams.act.gov.au/move/roads.

3.1.3 HYDRAULIC SERVICES

Prior to the grant of the Crown Lease to the Buyer, each Block will be provided with service ties for each of the hydraulic services being sewer, water supply and stormwater.

Buyers are responsible for arranging the connection of hydraulic services to their Blocks and for making their own enquiries concerning the location of service ties, water supply and sewerage mains on their Blocks.

Further information including information concerning the location of these services within a Block can be obtained from:

ACTPLA Customer Service Centre

Telephone: (02) 6207 1923

Facsimile: (02) 6207 6258

Address: 8 Darling Street
Mitchell ACT 2911

Further information including information concerning the location of water supply and sewerage mains can be obtained from:

ActewAGL ‘The Plan Custodian’

Telephone: (02) 6242 1170

Facsimile: (02) 6242 1459

A fee may be charged for paper based information.

3.1.4 ELECTRICITY SUPPLY

Prior to the grant of the Crown Lease to the Buyer, each Block will be provided with electricity supply at a point nominated by ActewAGL electricity networks.

Buyers are responsible for arranging the connection of the electricity supply to their Blocks.

Electricity supply connections to all Blocks will be underground. Buyers are responsible for providing facilities for this underground connection.

Equipment associated with electricity distribution (“electricity distribution equipment”) may be permanently installed on the nature strip outside the Block. Typical electricity distribution equipment may include an electricity substation, mini-pillar or light pole.

Buyers should make their own enquiries in relation to all matters associated with electricity supply and distribution. In particular, Buyers should determine:

- the terms, conditions and the likely connection dates under which temporary and/or permanent electricity supply will be made available;
- any requirements which may affect the structural or electrical design of a development on their Block; and
- the possible locations of electricity distribution equipment in relation to individual Blocks within the Estate.

Further information can be obtained from:

ActewAGL Electricity Networks Customer Services Shopfront

Telephone: (02) 6293 5749

Facsimile: (02) 6293 5750

Address: Corner of Oakden & Anketell Streets
Greenway ACT 2900

3.1.5 NATURAL GAS

Prior to the grant of the Crown Lease to the Buyer, each Block will be provided with service ties for natural gas. Buyers are responsible for arranging the connection of natural gas to their Blocks.

Further information including information on the availability, terms and conditions under which natural gas will be made available and any requirements which may affect construction on a Block can be obtained from:

ActewAGL “New Connections”

Telephone: 1800 680 430

3.1.6 TELECOMMUNICATIONS

Prior to the grant of the Crown Lease to the Buyer, each Block will be provided with service ties for telecommunications. Buyers are responsible for arranging the connection of telecommunication services to their Blocks.

Further information in relation to the telecommunication services to the Estate is included in Section 4.8 of this Housing Development Guide.

3.1.7 POSTAL SERVICES

Buyers are responsible for erecting letter boxes on their Blocks.

Prior to erecting a letter box on a Block, the Buyer must provide the site, location and size of their proposed letter box/boxes on their Block to ACTPLA for approval.

Further information including information concerning ACTPLA’s letter box requirements can be obtained from:

ACTPLA Surveying and Spatial Data

Telephone: (02) 6207 1600

3.1.8 STREET NUMBERS

Street address numbers are allocated by the Territory only, and Buyers should not rely on numbering from any other source.

Emergency and postal services rely on the prominent display of street numbers. Buyers must ensure that, at all times, the correct numbering is obtained and displayed prominently and as early as possible on their Blocks.

Further information including information relating to street numbering and the correct addressing can be obtained from:

ACTPLA Surveying and Spatial Data

Telephone: (02) 6207 1600

3.1.9 EXISTING SERVICES ON TERRITORY LAND

Buyers should make their own enquiries concerning any excavation works on or near the boundary of their Block, particularly in relation to any Territory assets near the boundary of their Block.

Buyers are responsible for ensuring that Territory Land, or services on Territory Land, are not damaged by any construction on their Blocks. This includes damage in connection with the temporary storage and/or spreading of surplus excavation over the public verge resulting in changes of level and grade.

Buyers indemnify the Territory for any damages, costs or losses to the Territory in connection with construction on their Block.

Prior to any excavations Buyers should contact:

“Dial Before You Dig”

Telephone: 1100

Website: www.1100.com.au

Following the grant of the Crown Lease to the Buyer, Buyers should contact TAMS in relation to the condition of existing services on Territory Land including the following:

- footpaths, kerbs and gutters;
- street and traffic lights;
- landscape infrastructure including trees, shrubs and grass;
- access pit covers, valve or hydrant markers;
- electricity distribution equipment; or
- any other installations or services contained within the adjacent road reservations or Territory Land.

Further information, including a determination on the condition of the above can be obtained from:

Canberra Connect

Telephone: 13 22 81

3.1.10 GARBAGE SERVICES

The Territory will provide garbage collection services to the Estate.

Buyers must make their own enquiries in relation to the garbage collection services provided to the Estate, their obligations and the commencement date of such services.

For some Blocks in the Estate, garbage may be collected from shared garbage collection points. This means that residents of some Blocks in the Estate may be required to carry their garbage bins to shared garbage collection areas identified in the Block Details Plan at Attachment B of this Housing Development Guide.

The development of such Blocks is approved on the basis that the mobile bins for the household garbage and recycling services will be serviced from the approved shared garbage collection points. This means that the Territory cannot provide an alternative service if the residents of the identified Blocks are unable to deliver their bins to these collection points. Further details, if any, are specified in Section 4.7 of this Housing Development Guide.

Further information relating to garbage collection can also be obtained from:

TAMS

Telephone: 13 22 81

Facsimile: (02) 6207 6255

Email: www.no.waste@act.gov.au

3.2 ENVIRONMENT PROTECTION

3.2.1 EROSION AND SEDIMENT CONTROLS

Prior to the commencement of any construction on a Block, Buyers must implement appropriate erosion and sediment control measures to ensure the soil or other wastes do not leave the Buyer's Block and enter the stormwater system. During construction on their Blocks, Buyers are responsible for ensuring that sediment controls are inspected each working day and maintained until the Buyer's Block has been stabilised. Soil from roads adjacent to a Buyer's Block must be removed regularly.

Further information in relation to erosion and sediment control requirements, including but not limited to grassed areas on the verges, one site entry/exit point, silt fencing, hay bale filters and the inadequacies of shade cloth in preventing discharge of sediment off site, can be obtained from:

Canberra Connect

Telephone: 13 22 81

Website: www.environment.act.gov.au

3.2.2 AIR AND NOISE POLLUTION

Buyers are required to comply with all government requirements involved with building works including, but not limited to, the minimisation of dust, burning waste material onsite, and any increased noise activity.

Further information in relation to air and noise pollution requirements can be obtained from:

Canberra Connect

Telephone: 13 22 81

Website: www.environment.act.gov.au

3.2.3 WASTE

During construction on their Blocks, Buyers must establish and maintain a waste enclosure or waste containment area on site. The enclosure is to be used and must be capable of holding all waste on site until such waste can be disposed of in an appropriate manner.

Buyers must remove excavated soil that is surplus to their Block's requirements from their Block and dispose of it at a location approved by the Territory.

Buyers must ensure that all building material and waste stockpiles are:

- fully enclosed to prevent materials being blown off the Block; and
- located within the Block boundary and clear of the verge.

TAMS approval is required to store material on Territory Land. For further information on the approval requirements and process, Buyers should contact:

TAMS Urban Parks and Places

Telephone: (02) 6207 2500

Further information in relation to the disposal of waste during construction on a Block can be obtained from:

TAMS

Telephone: 13 22 81

Facsimile: (02) 6207 6255

Email: www.no.waste@act.gov.au

3.3 DRAINAGE, GEOTECHNICAL INFORMATION AND FILL

3.3.1 DRAINAGE

Buyers acknowledge the prospect of overland water flow through their Blocks.

Buyers are responsible for ensuring that:

- adequate drainage of their Block is provided in a manner that ensures that there will not be any concentrated overland flow through the Block, particularly during construction; and
- construction on the Block that alters access of stormwater to the existing stormwater system does not result in concentration of runoff onto adjacent Blocks.

Certain laneways and open space areas have been designed and graded to carry excess stormwater as overland flows. Buyers must not modify the grading of laneways and open space areas.

3.3.2 GEOTECHNICAL INFORMATION

Building and development proposals for each Block are required to be supported by a geotechnical report.

The LDA's block prices have been determined based on valuations that assume the cost of a "H" class classification.

The LDA will make available the geotechnical report (site classification certificate) for each Block within the Estate on the LDA's website at no cost to Buyers, when available, prior to Settlement.

The certificates provide the following information:

- a description of the site;
- a statement of whether the Block is a designated filled block or not;

- a summary of the sub surface soil layers;
- ground water observations at the time of the investigation; and
- site classifications.

3.3.3 REGRADING AND FILL

A plan detailing regrading and fill placed (or as proposed to be placed) by the LDA on Blocks within the Estate is located in the Block Fill Plan at Attachment C of this Housing Development Guide.

Buyers acknowledge the prospect of regrading, filling or similar work having been performed on the Estate prior to or during land servicing, including by previous owners of the land. Such work could include, for example, filling sites of former gullies and agricultural dams.

Buyers should make their own enquiries in relation to any regrading, filling or similar work performed on the Estate and should refer to the warning and disclaimers at section 2.2 of this Housing Development Guide.

3.3.4 NATURE STRIPS

The LDA will landscape nature strips on completion of the Stage civil construction works. Some specific details are set out in Section 4 of this Housing Development Guide.

Nature strips will be graded to design levels, top soiled and grassed and have street trees planted in them.

Nature strips are usually graded towards the street in order to shed water from heavy rainfall, burst water mains or excess discharge from surcharging sewers into the public space and away from private residences.

It is a Territory policy that street trees will be planted on nature strips. The trees are the property of the Territory. Street trees are an important element in a unified landscape and contribute to the “garden city” image. It is an offence to damage or destroy trees, plants, gardens, or plantation on nature strips.

Where public footpaths are to be provided in the verge or in pedestrian ways, these will also be constructed by the LDA.

Buyers may apply to TAMS to undertake additional landscaping of the nature strips adjoining their Block but should be aware of the limitations and restrictions which apply.

Further information in relation to additional landscaping can be obtained from:

Canberra Connect

Telephone: 13 22 81

Website: www.TAMS.act.gov.au – search for ‘Public Use’

3.3.5 DRIVEWAYS

Driveways on Blocks will be located as indicated in the Block Details Plan at Attachment B of this Housing Development Guide unless detailed alternative plans are submitted by the Buyer and are approved by TAMS (Roads ACT).

Driveways will be constructed in accordance with the requirements in Section 5.3.3 of this Housing Development Guide and TAMS requirements.

Buyers are responsible for any re-construction required of the paved driveway from the kerb to the property line. Any such re-construction must be to a standard acceptable to TAMS (Asset Acceptance).

Any works associated with changes to services or driveway cross over locations required by Buyers will be at the Buyer’s cost.

During construction on their Blocks, Buyers are required to protect established landscape works on the verges adjoining their Blocks and must erect temporary protective fencing around the verges.

Further information in relation to driveways can be obtained from:

Canberra Connect

Telephone: 13 22 81

Website: www.TAMS.act.gov.au – search for ‘Driveway’

Address: 12 Wattle Street Macarthur House
Lyneham ACT

3.3.6 ISSUE OF TREES AND SHRUBS

The Buyer of each Block is entitled to an issue of trees and shrubs from City Operations, Yarralumla Nursery. The entitlement may be collected from the nursery within two years of the commencement of the Crown Lease.

These trees and shrubs may only be planted by the Buyer within the boundary of their Block.

The Territory provides these plants to help new home owners establish residential gardens that complement the landscaping of public land and to enhance the amenity value of residential areas.

Further information in relation to the issue of trees and shrubs can be obtained from:

Canberra Connect

Telephone: 13 22 81

3.3.7 COMPLIANCE CERTIFICATE

Upon satisfactory completion of all building and development requirements in the Crown Lease the Buyer should apply to ACTPLA for a compliance certificate to enable the future transfer of the Crown Lease (i.e. future sale of the Block).

Further information in relation to these requirements can be obtained from:

ACTPLA

Address: Ground Floor South
Dame Pattie Menzies House
16 Challis Street
Dickson ACT 2602

Telephone: (02) 6207 1923

3.3.8 TREE PRESERVATION

Buyers' attention is drawn to the *Tree Protection Act 2005* (ACT). This Act provides protection to trees defined as 'protected' and requires an approval from the Conservator defined under that Act for undertaking tree damaging or groundwork activities.

Buyers will be responsible for tree preservation on their Blocks to a standard acceptable to TAMS (Licensing & Compliance).

Further information in relation to Buyers' responsibilities for tree preservation can be obtained from:

Canberra Connect–Tree Protection Unit

Telephone: 13 22 81

Website: www.TAMS.act.gov.au – search for 'Tree Protection'

3.3.9 HERITAGE

Buyers' attention is drawn to the penalties and provisions of the *Heritage Act 2004* (ACT). This Act provides for the protection of heritage places through their inclusion in the Heritage Register.

Offences under the *Heritage Act 2004* (ACT) apply to engaging in conduct that is not in accordance with a heritage guideline, a heritage direction, a heritage agreement, a conservation management plan approved by the Heritage Council or an approval for a development under Chapter 7 of the *Planning and Development Act 2007* (ACT).

It will be the Buyer's responsibility to notify the Heritage Council of any significant heritage discoveries onsite. The Heritage Unit will provide guidance in relation to conditions applying to the protection and conservation of heritage places and items, especially during any ground disturbance or construction activities.

Further information in relation to heritage significant discoveries onsite can be obtained from:

ACT Heritage

Telephone: (02) 6205 0255

Website: www.TAMS.act.gov.au – search for 'Heritage'

3.3.10 WATER SENSITIVE URBAN DESIGN

ACTPLA has released the *Waterways: Water Sensitive Urban Design General Code*. This general code provides mandatory targets for mains water use reduction and for the management of stormwater runoff quality and quantity.

The targets in the *Waterways: Water Sensitive Urban Design General Code* are to be complied with, either by utilising the measures identified in the code, or by other means that can be demonstrated to meet the mandatory targets.

The *Residential Zones – Single Dwelling Housing Development Code* contains details of how Buyers may address the requirements of water sensitive urban design.

Further information relating to water sensitive urban design can be obtained from:

ACTPLA

Address: Ground Floor South
Dame Pattie Menzies House
16 Challis Street
Dickson ACT 2602

Telephone: (02) 6207 1923

Website: www.actpla.act.gov.au – search *Territory Plan 2008*.

Part C of the Residential Zones – Single Dwelling Housing Development Code (pdf).

4. BLOCK SPECIFIC REQUIREMENTS

Set out below are the block specific requirements that are applicable to Wright Stage 1.

Each block identified in Section 4 of Version 1 of this Housing Development Guide by alphabetical description has now been allocated its numerical Block and Section identifiers. Buyers can obtain a document which shows both the alphabetical and numerical identifiers for their blocks at www.molonglovalley.com.au/wright

4.1 BLOCK SCHEDULE

The purpose of this schedule is to provide information on the Blocks for which Crown Leases will be issued under the *Planning and Development Act 2007* (ACT).

The plan for the Estate is detailed in the Estate Development Plan at Attachment A to this Housing Development Guide.

Schedule of Leases

SECTION	BLOCK	AREA (M ²)	MAX DWELLINGS	BLOCK DETAILS PLAN	BUSHFIRE PROTECTION
Stage 1					
2	1	542	1	BDP 1	#
	2	572	1	BDP 1	#
	3	585	1	BDP 1	#
	4	585	1	BDP 1	#
	5	670	1	BDP 1	#
	6	518	1	BDP 1	#
	7	723	1	BDP 1	#
	8	680	1	BDP 1	#
	9	617	1	BDP 1	#
3	1	527	1	BDP 1	*
	2	527	1	BDP 1	*
	3	540	1	BDP 1	*
	4	540	1	BDP 1	#
	5	540	1	BDP 1	#
	6	620	1	BDP 1	#
	7	573	1	BDP 1	#
	8	497	1	BDP 1	#
	9	540	1	BDP 1	#
	10	540	1	BDP 1	#
	11	540	1	BDP 1	*
4	1	527	1	BDP 1	*
	2	527	1	BDP 1	*
	3	450	1	BDP 1	*
	4	450	1	BDP 1	*
	5	540	1	BDP 1	#
	6	540	1	BDP 1	#
	7	625	1	BDP 1	#
	8	578	1	BDP 1	#
	9	506	1	BDP 1	#
	10	540	1	BDP 1	#
	11	540	1	BDP 1	#
	12	450	1	BDP 1	*
	13	450	1	BDP 1	*

SECTION	BLOCK	AREA (M ²)	MAX DWELLINGS	BLOCK DETAILS PLAN	BUSHFIRE PROTECTION
Stage 1					
5	1	482	1	BDP 2	*
	2	405	1	BDP 2	*
	3	405	1	BDP 2	*
	4	482	1	BDP 2	*
	5	450	1	BDP 2	*
	6	450	1	BDP 2	*
	7	450	1	BDP 2	#
	8	540	1	BDP 2	#
	9	690	1	BDP 2	#
	10	643	1	BDP 2	#
	11	571	1	BDP 2	#
	12	540	1	BDP 2	#
	13	450	1	BDP 2	#
	14	450	1	BDP 2	*
	15	450	1	BDP 2	*
6	1	482	1	BDP 2	*
	2	405	1	BDP 2	*
	3	405	1	BDP 2	*
	4	482	1	BDP 2	*
	5	450	1	BDP 2	*
	6	450	1	BDP 2	*
	7	450	1	BDP 2	*
	8	450	1	BDP 2	#
	9	450	1	BDP 2	#
	10	693	1	BDP 2	#
	11	583	1	BDP 2	#
	12	607	1	BDP 2	#
	13	450	1	BDP 2	#
	14	450	1	BDP 2	#
	15	450	1	BDP 2	*
	16	450	1	BDP 2	*
	17	450	1	BDP 2	*
7	1	527	1	BDP 2	*
	2	494	1	BDP 2	*
	3	450	1	BDP 2	*
	4	450	1	BDP 2	*
	5	450	1	BDP 2	*
	6	450	1	BDP 2	*
	7	540	1	BDP 2	#
	8	540	1	BDP 2	#
	9	616	1	BDP 2	#
	10	628	1	BDP 2	#
	11	609	1	BDP 2	#
	12	540	1	BDP 2	#
	13	540	1	BDP 2	#
	14	450	1	BDP 2	*
	15	450	1	BDP 2	*
	16	450	1	BDP 2	*
	17	450	1	BDP 2	*

SECTION	BLOCK	AREA (M²)	MAX DWELLINGS	BLOCK DETAILS PLAN	BUSHFIRE PROTECTION
Stage 1					
8	1	497	1	BDP 3	*
	2	527	1	BDP 3	*
	3	450	1	BDP 3	*
	4	450	1	BDP 3	*
	5	450	1	BDP 3	*
	6	450	1	BDP 3	*
	7	450	1	BDP 3	*
	8	450	1	BDP 3	#
	9	450	1	BDP 3	#
	10	587	1	BDP 3	#
	11	600	1	BDP 3	#
	12	600	1	BDP 3	#
	13	450	1	BDP 3	#
	14	450	1	BDP 3	#
	15	450	1	BDP 3	*
	16	450	1	BDP 3	*
	17	450	1	BDP 3	*
	18	450	1	BDP 3	*
	19	450	1	BDP 3	*
9	1	527	1	BDP 3	
	2	527	1	BDP 3	
	3	540	1	BDP 3	
	4	540	1	BDP 3	*
	5	540	1	BDP 3	*
	6	646	1	BDP 3	*
	7	507	1	BDP 3	*
	8	540	1	BDP 3	*
	9	540	1	BDP 3	*
	10	540	1	BDP 3	*
10	1	527	1	BDP 3	
	2	527	1	BDP 3	
	3	510	1	BDP 3	
	4	510	1	BDP 3	*
	5	510	1	BDP 3	*
	6	510	1	BDP 3	*
	7	572	1	BDP 3	*
	8	685	1	BDP 3	*
	9	600	1	BDP 3	*
	10	600	1	BDP 3	*
	11	600	1	BDP 3	*
11	1	586	1	BDP 4	
	2	593	1	BDP 4	
	3	570	1	BDP 4	
	4	570	1	BDP 4	
	5	570	1	BDP 4	*
	6	570	1	BDP 4	*
	7	686	1	BDP 4	*
	8	620	1	BDP 4	*
	9	540	1	BDP 4	*
	10	540	1	BDP 4	*
	11	540	1	BDP 4	*
	12	540	1	BDP 4	*

SECTION	BLOCK	AREA (M²)	MAX DWELLINGS	BLOCK DETAILS PLAN	BUSHFIRE PROTECTION
Stage 1					
12	1	641	1	BDP 4	
	2	599	1	BDP 4	
	3	540	1	BDP 4	
	4	450	1	BDP 4	
	5	450	1	BDP 4	
	6	450	1	BDP 4	
	7	450	1	BDP 4	
	8	450	1	BDP 4	*
	9	450	1	BDP 4	*
	10	561	1	BDP 4	*
	11	582	1	BDP 4	*
	12	450	1	BDP 4	*
	13	450	1	BDP 4	*
	14	450	1	BDP 4	*
	15	540	1	BDP 4	*
	16	540	1	BDP 4	*
	17	543	1	BDP 4	*
13	1	615	1	BDP 5	*
	2	613	1	BDP 5	*
	3	537	1	BDP 5	*
	4	660	1	BDP 5	*
	5	660	1	BDP 5	*
	6	647	1	BDP 5	*
	7	647	1	BDP 5	*
	8	660	1	BDP 5	*
	9	660	1	BDP 5	*
	10	657	1	BDP 5	*
	11	565	1	BDP 5	*
	12	586	1	BDP 5	*
	13	695	1	BDP 5	*
14	1	659	1	BDP 5	
	2	576	1	BDP 5	
	3	659	1	BDP 5	
	4	660	1	BDP 5	
	5	701	1	BDP 5	
	6	861	1	BDP 5	
17	1	580	1	BDP 6	
	2	548	1	BDP 6	
	3	474	1	BDP 6	
	4	521	1	BDP 6	
	5	600	1	BDP 6	
	6	683	1	BDP 6	
	7	660	1	BDP 6	
	8	647	1	BDP 6	
	9	647	1	BDP 6	
	10	660	1	BDP 6	
	11	656	1	BDP 6	
	12	626	1	BDP 6	
	13	607	1	BDP 6	
	14	567	1	BDP 6	
	15	567	1	BDP 6	
	16	665	1	BDP 6	
	17	626	1	BDP 6	
	18	600	1	BDP 6	

SECTION	BLOCK	AREA (M²)	MAX DWELLINGS	BLOCK DETAILS PLAN	BUSHFIRE PROTECTION
Stage 1					
18	1	645	1	BDP 6	
	2	658	1	BDP 6	
	3	639	1	BDP 6	
	4	716	1	BDP 6	
	5	652	1	BDP 6	
	6	647	1	BDP 6	
	7	659	1	BDP 6	
	8	630	1	BDP 6	
	9	552	1	BDP 6	
	10	571	1	BDP 6	
	11	881	1	BDP 6	
19	1	467	1	BDP 3	
	2	450	1	BDP 3	
	3	450	1	BDP 3	
	4	330	1	BDP 3	
	5	330	1	BDP 3	
	6	330	1	BDP 3	
	7	405	1	BDP 3	
	8	405	1	BDP 3	
	9	540	1	BDP 3	
	10	527	1	BDP 3	
	11	527	1	BDP 3	
	12	540	1	BDP 3	
	13	540	1	BDP 3	
	14	540	1	BDP 3	
	15	540	1	BDP 3	
	16	540	1	BDP 3	
	17	540	1	BDP 3	
	18	467	1	BDP 3	
21	1	642	1	BDP 8	#
	2	589	1	BDP 8	*
	3	491	1	BDP 8	*
	4	491	1	BDP 8	*
	5	442	1	BDP 8	*
	6	442	1	BDP 8	*
	7	442	1	BDP 8	*
	8	442	1	BDP 8	*
	9	442	1	BDP 8	*
	10	442	1	BDP 8	*
	11	442	1	BDP 8	*
	12	442	1	BDP 8	*
	13	491	1	BDP 8	*
	14	774	1	BDP 8	*
	15	632	1	BDP 8	*
	16	669	1	BDP 8	*
	17	487	1	BDP 8	*
	18	438	1	BDP 8	*
	19	438	1	BDP 8	*
	20	438	1	BDP 8	*
	21	438	1	BDP 8	*
	22	438	1	BDP 8	*
	23	438	1	BDP 8	*
	24	438	1	BDP 8	*
	25	438	1	BDP 8	*
	26	487	1	BDP 8	*
	27	487	1	BDP 8	*
	28	585	1	BDP 8	*
	29	637	1	BDP 8	*

SECTION	BLOCK	AREA (M²)	MAX DWELLINGS	BLOCK DETAILS PLAN	BUSHFIRE PROTECTION	
Stage 1						
22	1	508	1	BDP 1	#	
	16	557	1	BDP 1	#	
	17	450	1	BDP 1	*	
	18	450	1	BDP 1	*	
	19	557	1	BDP 1	*	
	31	663	1	BDP 1	#	
	32	547	1	BDP 1	#	
	33	468	1	BDP 1	#	
	24	1	583	1	BDP 8	#
		2	450	1	BDP 8	*
		3	450	1	BDP 8	*
4		405	1	BDP 8	*	
5		405	1	BDP 8	*	
6		330	1	BDP 8	*	
7		330	1	BDP 8	*	
8		330	1	BDP 8	*	
9		330	1	BDP 8	*	
10		405	1	BDP 8	*	
11		405	1	BDP 8	*	
12		450	1	BDP 8	*	
13		450	1	BDP 8	*	
14		614	1	BDP 8	*	
15		660	1	BDP 8	*	
16		647	1	BDP 8	*	
17		450	1	BDP 8	*	
18		450	1	BDP 8	*	
19		405	1	BDP 8	*	
20		405	1	BDP 8	*	
21		330	1	BDP 8	*	
22		330	1	BDP 8	*	
23		330	1	BDP 8	*	
24		330	1	BDP 8	*	
25		405	1	BDP 8	*	
26		405	1	BDP 8	*	
27		450	1	BDP 8	*	
28		450	1	BDP 8	*	
29		717	1	BDP 8	#	
30		587	1	BDP 8	#	
25	1	620	1	BDP 7		
	2	570	1	BDP 7		
	3	570	1	BDP 7		
	4	570	1	BDP 7		
	5	570	1	BDP 7		
	6	570	1	BDP 7		
	7	557	1	BDP 7		
	8	505	1	BDP 7		
	9	540	1	BDP 7		
	10	540	1	BDP 7		
	11	450	1	BDP 7		
	12	450	1	BDP 7		
	13	450	1	BDP 7		
	14	450	1	BDP 7		
	15	647	1	BDP 7		
	16	660	1	BDP 7		

SECTION	BLOCK	AREA (M ²)	MAX DWELLINGS	BLOCK DETAILS PLAN	BUSHFIRE PROTECTION
Stage 1					
28	1	730	1	BDP 10	
	2	510	1	BDP 10	
	3	510	1	BDP 10	
	4	510	1	BDP 10	
	5	510	1	BDP 10	
	6	459	1	BDP 10	
	7	459	1	BDP 10	
	8	510	1	BDP 10	
	9	519	1	BDP 10	
	10	584	1	BDP 10	
	11	685	1	BDP 10	
	12	988	1	BDP 10	
	13	851	1	BDP 10	
	14	510	1	BDP 10	
	15	510	1	BDP 10	
	16	510	1	BDP 10	
	17	510	1	BDP 10	
	18	459	1	BDP 10	
	19	459	1	BDP 10	
	20	374	1	BDP 10	
	21	374	1	BDP 10	
	22	374	1	BDP 10	
	23	459	1	BDP 10	
	24	459	1	BDP 10	
	25	510	1	BDP 10	
	26	510	1	BDP 10	
	27	713	1	BDP 10	
	28	742	1	BDP 10	
30	1	557	1	BDP 9	
	2	450	1	BDP 9	
	3	450	1	BDP 9	
	4	530	1	BDP 9	
31	10	557	1	BDP 9	
	11	450	1	BDP 9	
	12	450	1	BDP 9	
	13	557	1	BDP 9	

Note:

- (1) The maximum number of dwelling units indicated for each Block is not to be exceeded.
- (2) Refer to Block Details Plan at Attachment B of this Housing Development Guide for Block dimensions. Areas are subject to survey and will be shown on Deposited Plans which will be available prior to the grant of the Crown Lease for the Block.

(3) Bushfire Protection Measures apply to blocks denoted with # and * symbols in the above schedule of leases and/or the Block Details Plans. Buildings on blocks denoted with # and * symbols will require construction in accordance with *Australian Standard 3959–2009 ‘Construction of Buildings in Bushfire Prone Areas’* as follows:

- * - Bushfire Attack Level 12.5 [**BAL – 12.5**]; or
- # - Bushfire Attack Level 19 [**BAL – 19**].

Refer to clause 4.10 for further information and *Australian Standard 3959–2009 ‘Construction of Buildings in Bushfire Prone Areas’*.

4.2 BUILDING ENVELOPES

The Wright Estate has been designed to allow greater solar access to each Block. Buyers will need to comply with the provisions detailed at R63 in Part C of the *Coombs and Wright Concept Plan*.

The *Coombs and Wright Concept Plan* can be obtained by visiting the following website:

www.legislation.act.gov.au/ni/2008-27/copy/74280/pdf/2008-27.pdf

Buyers should consider the draft indicative setbacks detailed in Attachment B – Block Details Plans. These setbacks are based on assumed building heights and preliminary design contours (block grading), which may vary depending on the Buyer’s actual house design.

4.3 CAT CONTAINMENT

All residences within Wright will be required to comply with Territory legislation regarding cat containment. The Territory has amended the *Domestic Animals Act 2000 (ACT)* to protect the native wildlife in the Molonglo River Corridor. This requires all cats in designated areas to be kept inside the owner’s home or in an enclosed outdoor run at all times.

This Act can be obtained by visiting the following website: www.legislation.act.gov.au

4.4 STORMWATER FLOWS

It will be the Buyer’s responsibility to ensure the adequate drainage of the Block in a manner which ensures no concentrated flows are directed on to Blocks immediately downstream.

4.5 STREET TREES

The attention of Buyers is drawn to Sections 3.3.4 of this Housing Development Guide containing general requirements concerning nature strips.

The LDA intends to plant street trees in the Stage subject to final design approval.

Generally one tree will be planted on the nature strip adjacent to each Block to avoid the driveway and other service assets.

4.6 FINISHED FLOOR LEVELS

Finished Floor Levels must be a minimum of 300mm above the lowest point on the Block.

4.7 GARBAGE COLLECTION

As specified in section 3.1.10 of this Housing Development Guide, garbage for some Blocks in the Estate may be collected from shared garbage collection points shown in the Block Details Plan at Attachment B of this Housing Development Guide. These Blocks are specified below:

SECTION	BLOCK	COLLECTION ROAD
7	9, 10	6
8	11, 12	23

The Territory cannot provide an alternative service should the residents be unable to deliver their garbage and recycling bins to these shared garbage collection points.

4.8 TELECOMMUNICATION INFRASTRUCTURE

An advanced telecommunication infrastructure network (Fibre To The Home) will be installed throughout Wright. The LDA is currently undertaking a process to select the telecommunications infrastructure provider.

The network will be deployed underground, predominantly along the road verge/nature strip. Telecommunications pits will be installed at regular interval along the road verge/nature strip. These pits will serve as the junction point between the network and the lead-in conduits. The lead-in conduits (pipes) are required to be installed from the house (during construction) to connect with the network.

It is the responsibility of the Buyer to arrange for the provision of this “lead-in” pipe from a location designated by the provider at the property boundary to the building for future cable installation.

To connect to the network, and support the provision of advanced communications services including voice, data and television, wiring is required to be installed in the home (during its construction) in accordance with in-home wiring specifications. It is the responsibility of the Buyer to arrange the installation of that home wiring.

Where the required lead-in conduit or home wiring is not installed during the construction of the home in accordance with relevant specifications, the telecommunications infrastructure provider will have no obligation to connect your home.

It should be noted that the telecommunications infrastructure provider is not an exclusive supplier of telecommunication services in Wright, and that Buyers are free to choose their own telecommunication services provider.

The specifications for advanced telecommunication facilities including the location of network infrastructure, and other installation details will be provided prior to settlement.

4.9 UTILITY ACCESS REQUIREMENTS

As specified in section 3.1.2 of this Housing Development Guide (Utility Provider Access Requirements), Buyers must comply with the service access requirements of Utility Providers and as required by law.

Maintenance and emergency access routes are required where sewerage mains are located on leased land. Details of these requirements are set out in the Sewerage and Stormwater Mains Table at Attachment D of this Housing Development Guide or by contacting ACTEWAGL.

Blocks requiring access routes are listed in the following table:

SECTION	BLOCK
2	5
3	1
	6
	7
	10
	11
4	1
	11
	12
	13
5	5
	10
	12
	13
	14
	15
6	5
	11
	13
	14
	15
	16
	17

SECTION	BLOCK
7	1
	13
	14
	15
	16
	17
9	7
	8
	9
	10
11	8
	9
	10
	11
	12
	12
12	11
	12
	13
	14
	15
	16
	17
13	7
	8
	9
	10
	11
	12
17	1
19	11
	12
	13
	14
	15
	16
	17
25	2
	3
	4
	5
	6
	7
	22
19	
28	1

4.10 BUSHFIRE PROTECTION

Blocks identified as requiring Bushfire Mitigation Measures will require buildings to be constructed to a minimum standard of Bushfire Attack Level 12.5 [**BAL – 12.5**] or Bushfire Attack Level 19 [**BAL – 19**] in accordance with *Australian Standard 3959–2009 ‘Construction of Buildings in Bushfire Prone Areas’*. These Blocks are identified in the schedule of leases and the Block Details Plans—refer to Attachment B.

Landscape (including private gardens) should be designed and regularly maintained to minimise the possibility of ignition from burning ember attack and causing ignition of buildings, structures and materials during a bushfire.

4.11 NOISE FROM STROMLO FOREST PARK

Stromlo Forest Park (SFP) is currently managed by Territory Venues and Events (TVE), which is an ACT Government Agency. Stromlo Forest Park is a facility designed to host major sporting and similar events and it is likely that SFP will regularly host at least one or two major events per annum. As part of the planning for these events, TVE may seek and be granted Environmental Authorisations to enable amplified commentary or music, which may be audible to residents in Wright during event times, to exceed allowable noise limits.

5. WRIGHT SUSTAINABILITY AND DESIGN CONTROLS

5.1.1 INTRODUCTION

The LDA is committed to the reduction of energy and water usage in Wright and has demonstrated a commitment to the delivery of sustainable outcomes in the broader suburb design of Wright.

The subdivision layout has been designed to maximise solar access for homes, along with innovative treatments for public landscaping and public open spaces.

The LDA is implementing initiatives to substantially reduce energy and water consumption in Wright as part of the ACT Government's commitment to a sustainable future.

As a result, Buyers in Wright will need to comply with certain sustainability and design control requirements in relation to housing design and landscaping.

In addition to the benefits of improved sustainability to the wider community, the implementation of these sustainability criteria will benefit home owners with reductions in both energy and water costs.

The design controls are also intended to secure Buyers' investment in their new home by producing a consistently high quality outcome in terms of architecture and landscaping.

5.2 SUSTAINABILITY AND DESIGN CONTROL REQUIREMENTS OVERVIEW

The Sustainability and Design control requirements are divided in two groups:

- **Mandatory Requirements** – must be included in the construction of a house.
- **Recommended Requirements** – will be implemented by providing incentives in the form of financial rebates to Buyers.

Buyers in Wright will be required to demonstrate compliance with the following sustainability and design control requirements:

Mandatory Requirements

1. House design to respond to block topography
2. Energy efficient design
3. Building character, materials and design

Compliance with the Mandatory Requirements will be managed through the LDA endorsement process for Buyers' plans and specifications. A Compliance Bond must be lodged by the Buyer where the Buyer's plans have not been endorsed as being Compliant by the LDA prior to Settlement.

Recommended Requirements

Buyers are encouraged to comply with the following recommended sustainability and design requirements:

1. Landscaping
2. Energy efficient heating and cooling
3. Solar Water Heaters

Buyers' compliance with the Recommended Requirements will be managed through the Buyer Incentive Rebates.

5.3 MANDATORY REQUIREMENTS, THE ENDORSEMENT PROCESS AND COMPLIANCE BOND

Buyers must ensure that their plans and specifications comply with the Mandatory Requirements, and submit their building plans and specifications to the LDA for endorsement (as to being compliant with the Mandatory Requirements) prior to lodging applications for any relevant approvals for building or development on their Blocks. Any building or development on a Block must then substantially accord with any plans and specifications for a Block endorsed by the LDA as being Compliant.

The Mandatory Requirements are detailed in the sections below. The LDA endorsement process has been established to assist the LDA with delivering quality design outcomes in the LDA estates. Buyer compliance with the LDA endorsement process is more likely to result in the development of a more attractive and amenable residential neighbourhood.

If plans and specifications submitted by a Buyer do not comply with the Mandatory Requirements, the Buyer will need to rectify the non-compliances and resubmit the plans and specifications to the LDA again for endorsement.

If the Buyers plans and specifications are not endorsed as Compliant by the LDA prior to Settlement, then the Buyer must lodge a Compliance Bond of \$5,000 at Settlement. The Compliance Bond will be returned to the Buyer after the LDA has endorsed the plans as being Compliant. In addition to any other right, which the LDA may have because of the Buyer not complying with its obligations in respect of the Buyers plans and specifications, a Compliance Bond lodged by a Buyer is forfeited to the LDA on the date 180 days after the issue of the Certificate of Occupancy for the dwelling where the Buyers plans and specifications have not been endorsed as Compliant before that date.

If for any reason the Buyer's plans and specifications are amended at any time after they have been endorsed by the LDA as being Compliant, the Buyer must submit the amended plans and specifications to the LDA for endorsement before resubmitting them for any building or other approval.

Plans and specifications cannot be endorsed as Compliant unless they comply with all of the Mandatory Requirements. If the Buyers plans and specifications satisfy all the Mandatory Requirements, the LDA will endorse those plans and specifications as Compliant.

The LDA's endorsement of the Buyers plans and specifications as Compliant means only that they comply with the Mandatory Requirements. The LDA's endorsement does not constitute an approval for building or development. The LDA's endorsement does not mean that the plans and specifications comply with the Territory Plan or with any requirement of ACTPLA or any other relevant authority, or that any necessary building or development approval will be given (whether with or without amendment of the plans and specifications).

Further details in respect of the endorsement process and compliance bonds are set out in Attachment F – Plan Endorsements and Compliance Bonds.

As mentioned in Attachment F, when lodging the plans and specifications for endorsement by the LDA, a Buyer will also be required to provide an application form which will include a declaration to be signed by the Buyer confirming that the plans and specifications submitted for endorsement comply with the Mandatory Requirements. In that declaration, the Buyer will also undertake to ensure that any builder that is contracted to build on the Block commits to compliance with the Mandatory Requirements and that a provision to this effect is included in any building contract to build on the Block.

Attachment F also sets out the procedures for obtaining a refund of the Compliance Bond where the Buyer's plans and specifications are endorsed by the LDA, after Settlement, as being Compliant.

Further information on each of the Mandatory Requirements for sustainability and design control is described in detail in the sections below.

5.3.1 HOUSE DESIGN TO RESPOND TO TOPOGRAPHY

Houses are to be designed to respond to the slope of the block including:

- maximum cut and fill to a total of 1.5 metres (unless it can be proven that the block grade is such that this is not possible); and
- minimum site disturbance during construction.

5.3.2 ENERGY EFFICIENT DESIGN

- Achieve a minimum "star rating" of at least 6 stars or equivalent in accordance with Volume Two of the Building Code of Australia (BCA).
- Meet the relevant energy efficiency provisions in accordance with Part 3.12 of Volume Two of the BCA.
- Meet the requirements of the Water and Sewerage Regulation 2010 for the selection of a hot water heater. These requirements can be viewed at www.actpla.act.gov.au/_data/assets/pdf_file/0004/16735/Fact_Sheet_-_new_requirements_for_hot_water_heaters.pdf

5.3.3 BUILDING CHARACTER, MATERIALS AND DESIGN

The architectural character of the suburb of Wright is important in creating a quality community. Home design is to be responsive to the environment and sustainable.

The LDA will endorse plans for a Block submitted by a Buyer if they comply with the following Building Control requirements:

Building Materials and Colour

- (i) Natural colours such as off-whites, creams, browns and greys are required as primary colours for your home. Stronger colours are acceptable for highlighting building elements.
- (ii) The external wall materials of the front of your home are to comprise a mix of at least 2 materials. Materials include masonry construction including face brickwork, or an applied finish such as cement render, bagging or painted brickwork. Other materials such as stone, treated timber or weatherboard or pre-coloured corrugated metal sheeting are suggested as relief elements.
- (iii) Roofing must be predominantly concrete or clay tiles or pre-coloured metal sheeting. Galvanised sheet metal or unpainted Zinalume cladding will not be permitted on any buildings including sheds, fencing or ancillary structures.

Landscaping

- (i) Buyers are required to lodge a Landscape Plan with their plans and specifications for endorsement by the LDA.
- (ii) The plans need to show the details of the landscaping to the front yard (forward of the building line and including the second street frontage on corner lots). The Landscape Plan must detail the driveway, front footpath, planting, trees, turf areas, ground cover, retaining wall and letterbox.
- (iii) Minimum standards include driveway, front pathway, two (2) trees, twenty (20) plants, ground cover or turf and retaining walls.
- (iv) Retaining walls that are visible from public areas (frontages) must be masonry.
- (v) Tree selection should consider sun access into your garden and living areas in summer and winter.
- (vi) Landscaping should be drought tolerant and appropriately sized water tanks relative to the garden water requirements should be installed.

Building Service Elements

- (i) Items such as vent pipes, meter boxes, gas meters, hot water services, TV antennae, satellite dishes, air conditioning units, clothes lines and the like must be positioned to avoid being seen from the street and public open space areas. If a fully concealed location is not possible, they must be otherwise screened from view. All hydraulic and other service lines must be concealed in the building fabric.

- (ii) Where a photovoltaic array and/or a solar hot water heater is installed, the collector panels must be free from overshadowing and located to achieve maximum efficiency. As a result it is permissible that these systems are visible from the street or a public open space.
- (iii) Water Meters must be installed in accordance with ActewAGL's "Water and Sewerage Service and Installation Rules" for domestic meters. These rules are available on ActewAGL's Website.
- (iv) Electrical meters must be in accordance with the requirements of ActewAGL's "Service and Installation Rules for connection to the Electricity Distribution Network", and associated ActewAGL drawing 8911-321 "Permissible Meter Locations Domestic Installations". A minimum 1.0m clearance must be maintained in front of a metering cabinet.

Fencing

- (i) Any common boundary fencing constructed in the Estate must be a 1.8m high fence. Common boundary fencing is not to be located forward of the front building line.
- (ii) Where a garage is permitted on the side boundary, the adjoining side boundary fence is not permitted forward of the rear façade of the garage and must connect onto the rear façade of the garage.

Driveways by Buyer

- (i) The LDA will construct the driveway from the kerb to the property boundary. The Buyer will construct a driveway from the property boundary to the garage or carport. The driveway constructed by the Buyer must match the line and level constructed by the LDA.
- (ii) ActewAGL requires that water services are to be at least 500 mm clear of driveways. If a driveway has to be constructed over a sewer manhole any adjustment of the cover level and/or installation of a trafficable lid must be undertaken by ActewAGL at the cost of the Buyer.

Corner Blocks

- (i) Dwellings sited on corner blocks (or having dual or more frontage) should present an attractive elevation on all frontages by providing window and articulation elements in wall planes facing both streets, and generally avoid dull, uninteresting street or public open space façades.
- (ii) Corner blocks are to respond to their prominence in addressing the street. Two storey buildings are encouraged. Entry to the driveways is as confirmed on the Block Details Plans.

The following blocks are included in this category:

SECTION	BLOCK
2	1
	2
	5
	7
3	1
	2
	6
	8
4	1
	2
	7
	9
5	1
	4
	9
	11
6	1
	4
	10
	12
	1
7	1
	2
	9
	11
8	1
	2
	10
	12
	1
9	1
	2
	6
	7
10	1
	2
	7
	8
11	1
	2
	7
	8
12	1
	2
	10
	11
	1
13	1
	6
	7
	13
14	1
	3
	5
	6
17	1
	8
	9
	17
18	1
	5
	6
	11

SECTION	BLOCK
19	1
	10
	11
	18
21	1
	14
	16
	29
22	1
	16
	19
	31
24	1
	14
	16
	29
25	1
	7
	8
	15
28	1
	11
	13
	27
30	1
	4
31	10
	13

5.4 BUYERS INCENTIVE REBATES

Buyers are encouraged to comply with the Recommended Requirements. Buyers Incentive Rebates are being offered for:

- early establishment of landscaping to front yards (forward of the front building line/s);
- the installation of an energy efficient heating and / or cooling system; and
- the installation of a solar water heater.

Further details of the available Buyers Incentive Rebates are set out in the following sections and in Attachment G – Buyers Incentive Rebates.

To be eligible for payment of the available Rebates, Buyers need to apply for the relevant Rebate(s), demonstrate that they have done what is required to entitle them to the Rebate(s), and do that within prescribed timeframes and in accordance with the procedures set out in Attachment G – Buyers Incentive Rebates.

5.4.1 LANDSCAPING ESTABLISHMENT

The Buyer will be entitled to receive a Buyers Incentive Rebate of \$5,000 if:

- the Buyer has submitted (with the Buyers other plans and specifications) a Landscape Plan which complies with the requirements set out in Section 5.3.3, and that plan has been endorsed as compliant by the LDA;
- the Buyer has completed the landscaping works in accordance with the endorsed Landscape Plan, by no later than 3 months after the Certificate of Occupancy has issued for the dwelling*;

- the Buyer has also, by no later than 3 months after the Certificate of Occupancy has issued for the dwelling*, lodged with the LDA an application for the rebate and supporting documentation (detailed in Attachment G) as to the works having been completed in accordance with the endorsed Landscape Plan. The LDA is entitled to inspect landscaping works in respect of which any rebate is claimed, to assess their compliance with the endorsed Landscape Plan; and
- the Buyer, at the time of making the application for the rebate, is the crown lessee of the Block.
- the LDA may in its absolute discretion extend the period of three months allowed for completion of the landscaping works and lodgement of the relevant application and supporting documents. The LDA may also in its discretion, on written application by a Buyer, agree to extend that three month period because of exceptional circumstances demonstrated by the Buyer.

Refer to Attachment G – Buyers Incentive Rebates for the process to apply for the Buyers Incentive Rebate for early landscaping works.

5.4.2 ENERGY EFFICIENT HEATING AND COOLING

The Buyer will be entitled to receive a Buyers Incentive Rebate of \$1,000 if:

- the Buyer installs one or more heating and/or cooling systems of the type listed below (Compliant Systems) by no later than two months after the issue of the Certificate of Occupancy for the dwelling:
 - Reverse cycle air conditioning that achieves a minimum of 2.9 stars for both the heating and cooling cycle, in accordance with the Minimum Energy Performance Standard (MEPS) Scheme (as of April 2010, or equivalent);
 - Air conditioning with a cooling cycle only that achieves a minimum of 2.9 stars, in accordance with the Minimum Energy Performance Standard (MEPS) Scheme (as of April 2010);
 - Ducted evaporative cooling with a self closing damper;
 - Ducted gas heating;
 - Gas hydronic heating; or
 - Ground source heat pump.
- the Buyer also, by no later than two months after the issue of the Certificate of Occupancy for the dwelling, lodged with the LDA an application for the rebate and supporting documentation (detailed in Attachment G) that the Compliant System has been installed; and
- the Buyer, at the time of making the application for the rebate, is the crown lessee of the Block.

The rebate amount is fixed at \$1,000 irrespective of whether one or more compliant systems are installed.

Refer to Attachment G – Buyers Incentive Rebates for the process to apply for the Buyers Incentive Rebate for installation of a Compliant System.

5.4.3 SOLAR WATER HEATERS

The Buyer will be entitled to receive a Buyers Incentive Rebate of \$2,500 if:

- the Buyer installs a solar water heater in accordance with the *ACT Water and Sewerage Regulation 2001*;
- the solar water collector panels are:
 - orientated – 45° to + 45° from True North;
 - inclined 10° – 50° from the horizontal plane in the northern direction; and
 - free from overshadowing from the building that they are attached to.
- the Buyer also, by no later than two months after the issue of the Certificate of Occupancy for the dwelling, lodged with the LDA an application for the rebate and supporting documentation (detailed in Attachment G) that a compliant solar water heater has been installed; and
- the Buyer, at the time of making the application for the rebate, is the crown lessee of the Block.

The rebate amount is fixed at \$2,500 irrespective of whether one or more compliant systems are installed.

The location of solar water collector panels must be shown on the following drawings:

- site plan; and
- elevation.

The following diagrams show the installation of solar water heater collector panels that are in accordance with the Housing Development Guide.

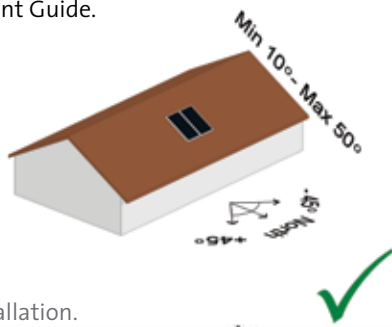


Figure 1: Typical installation.

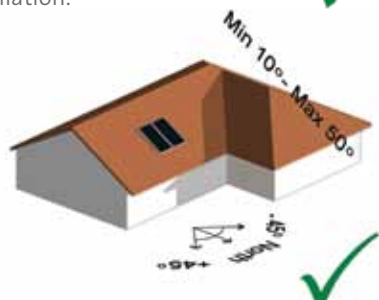


Figure 2: Collector panels free from overshadowing.

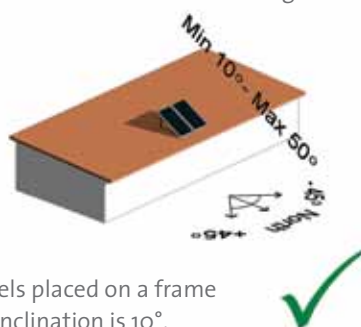


Figure 3: Collector panels placed on a frame so that the minimum inclination is 10°.

Refer to Attachment G – Buyers Incentive Rebates for the process to apply for the Buyers Incentive Rebate for installation of a solar water heater.

5.5 MANDATORY REQUIREMENTS – COMPLIANCE BY BUYERS' BUILDERS

Buyers need to ensure that their builders comply with the Mandatory Requirements, and need to include clauses in their building contracts whereby the builder agrees to comply with those requirements.

It is likely that Buyers and their builders will be using the forms of contracts made available by the Housing Industry Association (HIA) and Master Builders Association (MBA) for residential building works, and that special conditions will need to be added to those contracts to require the builders to comply with the Mandatory Requirements. It is the responsibility of the Buyer to negotiate the inclusion of those conditions in the Buyer's building contract.

Sample special conditions (for the HIA and MBA forms of building contract) are included in Attachment H – Building Contracts Special Conditions. These sample special conditions are provided for general guidance only, and Buyers need to ensure that the special conditions for their own building contracts are appropriate and adequate.

5.6 PLANNING CONTROLS

The planning controls affecting the development of residential dwellings can be found in the *Territory Plan 2008*.

The *Territory Plan 2008* includes the following documents:

- The *Coombs and Wright Concept Plan*.
- The *Residential Zones – Single Dwelling Housing Development Code*.

An extract (pages 24 and 25) of the current version of the *Coombs and Wright Concept Plan* as at the date of this document is at Attachment I of the Housing Development Guide.

A copy of the current version of *The Residential Zones – Single Dwelling Housing Development Code* as at the date of this document is at Attachment J of the Housing Development Guide.

Building envelope rules detailed in the *Coombs and Wright Concept Plan* override any inconsistent controls in the *Residential Zones – Single Dwelling Housing Development Code*.

It is the Buyer's responsibility to confirm applicable legislation at the time of seeking approvals.

Further information on the controls may be obtained at the ACTPLA shop front at 16 Challis Street Dickson ACT.